

RUFFORD PARISH COUNCIL

Minutes of the Parish Council Meeting held on Tuesday 17 March 2026 at 5.30 pm at the Markham Suite, Rufford Mill, Rufford

Present: Councillors:

D. Fernley (Chair)

A. Drane

J. Pearce

J. Goldsborough (from 5.45 pm)

D. Johnson (from 5.50 pm)

In attendance:

C. Wilson (Clerk)

Parkwood Leisure representative

L. Tift (District councillor)

Members of the public (x4) (from 5.40 pm) (+1 from 5.55 pm)

	DISCUSSION AND DECISIONS	ACTION
RPC/19/26	Apologies for absence: Apologies for absence were received and accepted from Mr Jones and Mr Ball. Mr Johnson and Mr Goldsborough were also absent at the beginning of the meeting. Councillors consented to all absences. Mr Gamble was also absent. There were no other absences.	
RPC/20/26	Declarations of interest: There were no declarations of interest, direct or indirect, in any items of business on the agenda.	
RPC/21/26	Dispensations: No dispensations required.	
RPC/22/26	Parkwood Leisure Report: Parkwood Leisure's representative reported on the following in particular: 1. The upcoming Easter events 2. The meadow Councillors: a. Raised the issue of driving up Broad Ride b. Requested that the brambles receive some attention c. Requested an update from Ms Hanrahan on the splash. Four members of the public arrived during this item.	
RPC/23/26	10 minutes public speaking time: The members of the public were in attendance to speak in relation to a proposed development of 103 houses adjoining Mickledale Lane, Bilsthorpe. The clerk read the developer's online consultation page to the meeting. Councillors noted that it was open to them to respond. The members of the public expressed concern at the additional risk of flooding to houses on Mickledale Close. They were anxious to remove any flood risk to their homes and, as the parish council was already aware, had been campaigning for this since thirty one houses had been flooded. They were also concerned about the increased risks of accidents at the A414 junction, the developments 's proximity to the A614 and the lack of infrastructure in Bilsthorpe for so many new homes. Taking these representations into account and following discussion, including with Mrs Tift, councillors unanimously decided to respond to the consultation as follows: 1. Mickledale Close properties have been the subject of serious flooding incidents in recent years. Local residents have been working with the authorities to secure measures to mitigate the flood risks to their properties going forward. Any permitted development must	Clerk

	recognise the flood risks in the vicinity and ensure that the development does not add to the flood risk or undermine measures introduced or planned to reduce the current risk of flooding to properties. 2. The increased traffic from any development will have adverse implications for the Mickledale Lane junction with A614, other local roads and properties in the locality. 3. The proposed development is very close to A614. 4. There is an existing lack of infrastructure in Bilsthorpe which will be exacerbated by further development unless infrastructure is improved alongside large scale development such as is proposed. 5. The proposed development is within Rufford parish district. Rufford Parish Council is therefore a statutory consultee for any planning application. On this basis, the council should be kept informed of any further developments in relation to the site. Councillors also: a. recognised the desirability of working together with Bilsthorpe Parish Council in relation to the proposals b. Made a pre-emptive request to Mrs Tift to call in any application which may be made following the consultation.	
RPC/24/26	Minutes of the Parish Council meeting held on 20 January 2026: The minutes of the meeting on 20 January 2026 were approved.	
RPC/25/26	Matters arising – for information only: There were no matters arising.	
RPC/26/26	Reports from district and county councillors: Mr Tift reported on the following in particular: c. She had requested an update on the Ford from Mr Gamble d. NSDC had set its budget with no council tax increase being applied e. Forthcoming improvements to A614.	
RPC/27/26	Reports from Councillors: Nothing raised.	
RPC/28/26	2026 Annual parish meeting - Arrangements: Councillors decided to hold the: a. Annual Parish Meeting at 5.30 pm on Tuesday 19 May 2026 b. Parish Council annual meeting at 6.00 pm on Tuesday 19 May 2026.	
RPC/29/26	2025 -26 changes to Annual Governance and Accountability Return (AGAR): The clerk reported that ruffordparishcouncil.gov.uk was the parish council's new domain name with the new parish council email active and in use.	
RPC/30/26	Parish environment and appearance including Rufford Ford, Rufford: Councillors expressed frustration at the appalling condition of A614 and its footpaths, verges and drains. They were very disappointed that Mr Gamble had been unavailable to meet on the date he had offered and appeared to have ignored communications regarding a replacement date.	

RPC/31/26	Financial matters: a. Financial position as at 28 February 2026: Councillors considered and noted the clerk's report showing the precise financial position as at 28 February 2026 (incorporating the 2025-26 budget figures). The chair verified the stated balances against bank statements. b. Accounts for payment: Councillors unanimously approved five payments totalling £668.89. c. Appointment of replacement bank signatories - Next steps: The clerk explained that the application to change the signatories had again been rejected despite being approved. She will contact Nat West to establish the position. d. Community benefit - Inkersall Grange solar farm – Update: The clerk had contacted the developer and was waiting for a response.	Clerk
RPC/32/26	Planning: a. Applications: i. 25/01430/FUL Extension to play area with flood alleviation works. Rufford Abbey Country Park Old Rufford Road Rufford: Councillors considered the application and unanimously decided to object to the proposal on the grounds that the proximity of the site to a heritage asset and the significant scale and proportions of the proposed equipment will have an adverse visual impact on that heritage asset and visual amenity of the park ii. 25/01142/FUL Redesign, extend and resurface existing car parking area. Rufford Abbey Country Park - Area D Old Rufford Road Rufford: Councillors considered the application and unanimously decided that, whilst in principle they do not object to an overspill car parking area, they object to: 1. Any extension of the permanent car parking area and 2. The use of gravel rather than grass on the grounds of will have an adverse visual impact on the character of the park. iii. 26/00128/LDCE Lawful Development Certificate to establish existing residential use of property. Hunger Hills Kneesall Newark On Trent NG22 0AW: Councillors considered the application and unanimously agreed that the position at the site is far from clear with particular reference to the enforcement concerns relating to residential use which raised with the NSDC enforcement team on 10 November 2021 and the officer's response dated 17 March 2022 following his site visit. Given the officer's visit and conclusions, the councillors had grave concerns that the residential use did not begin until after 17 March 2022 and that the four year enforcement period had not yet expired. Councillors unanimously agreed that they therefore objected to the application on the grounds that further investigation was required to establish when the development was substantially completed and the use began. Councillors asked the clerk to copy Mrs Tift in to the reply. Councillors also considered 26/00316/FUL Erection of goods lift and stairwell, including removal of four trees and associated works which had been received subsequent to the circulation of the agenda and unanimously decided that, subject to the replacement of the trees to be removed, they have no objection to the proposal. Councillors again referred to the consultation in relation to the housing development on Mickledale Lane discussed at	

	RPC/23/26 Above (10 minutes public speaking) and, for completeness, affirmed the decisions recorded under that item. b. To note planning decisions by NSDC: None c. Great North Road Solar Park – Developments and update: Ongoing. d. H2East: Humber to Nottinghamshire pipeline: Noted e. Enforcement matters: None.	
RPC/33/26	Service faults: A614 condition raised at minute RPC/30/26 (Parish environment and appearance).	
RPC/34/26	Correspondence: Noted.	
RPC/35/26	Agenda items for next meeting: As above	
RPC/36/26	Date of next meeting: Tuesday 19 May 2026 at 6.00 pm.	

The meeting closed at 7.00 pm

